



Rose Drive, Clayhanger  
Walsall, WS8 7EE

**Offers Over £195,000**



# Clayhanger

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A well-presented three-bedroom semi-detached home in popular Clayhanger village.

The property is being offered with no upward chain and briefly comprises: storm porch, hallway, lounge, dining kitchen, laundry, conservatory, three bedrooms, shower room, separate w.c.

The property is set behind a low maintenance foregarden and to the rear is a further garden which is mostly paved and shaled.







## Property Specification

THIS PROPERTY IS BEING SOLD BY MODERN AUCTION -  
BUY IT NOW option available - RESERVATION FEE APPLIES  
THREE BEDROOMS  
LOUNGE  
DINING KITCHEN & LAUNDRY  
SHOWER ROOM

### Entrance Porch

### Entrance Hall

Lounge 14' 5" x 11' 3" max (4.39m x 3.44m)

Kitchen 9' 1" x 14' 4" min (2.77m x 4.36m)

Utility room 5' 11" x 5' 10" (1.81m x 1.78m)

Conservatory 14' 6" x 6' 9" (4.42m x 2.06m)

### First Floor Landing

Bedroom One 10' 4" x 12' 4" (3.15m x 3.75m)

Bedroom Two 9' 2" x 9' 7" (2.8m x 2.91m)

Bedroom Three 8' 8" x 6' 11" (2.63m x 2.11m)

### Shower Room

### Separate WC

### Agent's Note:

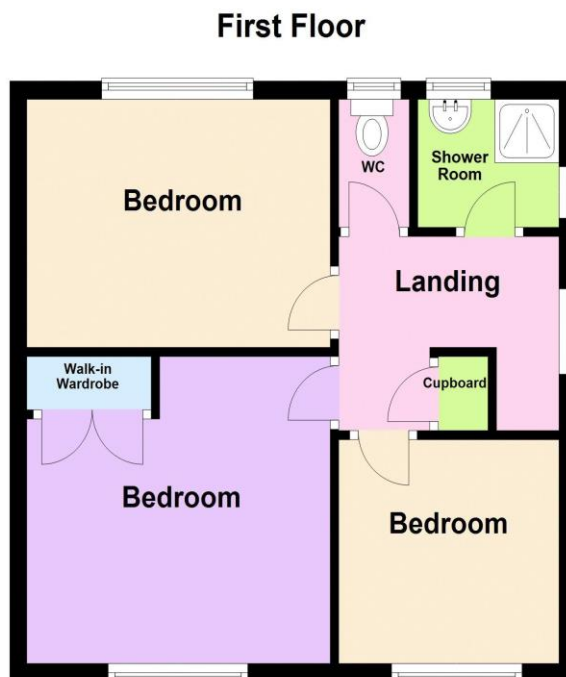
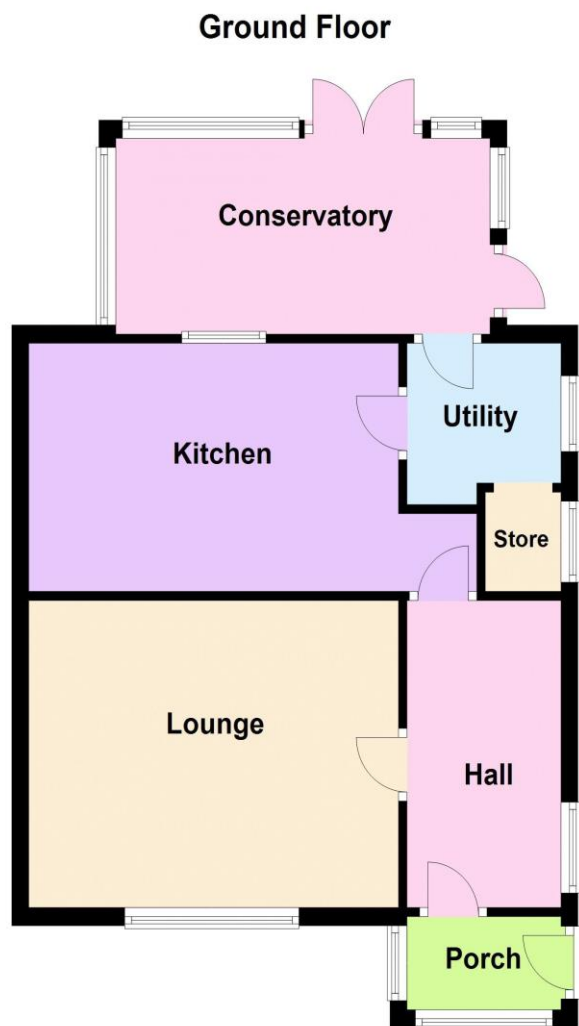
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 28th March 2025

### Viewer's Note:

Services connected: Mains gas, electricity, water & drainage  
Council tax band: B  
Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

